

# **FALLBROOK AIRPARK ADVISORY COMMITTEE**

FALLBROOK COMMUNITY AIRPARK  
2155 South Mission Road, Fallbrook, California 92028  
Phone: (760) 723-8395

## **MINUTES-DRAFT\***

**\*Pending Committee approval at the next meeting on November 3, 2014**

The meeting was called to order at 7:00 pm on August 4, 2014, at the Fallbrook Library, 124 South Mission Road, Fallbrook, California 92028.

### **ROLL CALL**

	Members present represent a quorum.
David Duffer	Present
Bob Hume	Present
Ken Kalbfell	Present
Carl Morrison	Present
Tom Wilson	Present, Arrived at approximately 7:06 pm

### **COUNTY STAFF PRESENT**

Peter Drinkwater, Director of County of San Diego Airports  
Lee Ann Lardy, Project Manager, Airport Real Estate  
George Watson, Fallbrook Airpark Manager  
Meadow Chase, Fallbrook Airpark Operations Coordinator  
Rachel Carter, Fallbrook Airpark Operations Coordinator

### **MINUTES**

The minutes from the May 5, 2014, meeting were noted and approved. Motion to approve by Mr. Carl Morrison and seconded by Mr. Ken Kalbfell and passed with the ayes of all present.

### **COLOR SPOT NURSERIES, INC. PROPOSED LEASE AMENDMENTS**

Lee Ann Lardy discussed, with a hand out depicting, the proposed lease amendments for the Real Property Motion Item regarding Color Spot Nurseries, Inc. The lease covers approximately 110 acres, and operates under permit on an additional 6.41 acres, at Fallbrook Community Airpark, Fallbrook, California. The County of San Diego and Color Spot have negotiated the First Amendment to Agricultural Lease Agreement for each of their two leases, to implement the required rent renegotiation to be

effective October 1, 2014. One lease is for the nursery operations on aviation designated land and the other is for non-aviation designated land. The Term remains unchanged at twenty (20) years, having begun October 1, 2009 and ending September 30, 2029. Based on the recently appraised fair market rent for the premises, rent would remain unchanged as of October 1, 2014. Rent will continue to be subject to adjustment annually based on the Consumer Price Index with renegotiation to market rent every five years. Monthly rent, as of October 1, 2014, would be: Aviation Area Leasehold: \$11,724.71 and Non-Aviation Area Leasehold: \$14,566.27

The official recommended motion was that "Fallbrook Airpark Advisory Committee recommend the Board of Supervisors approve the proposed First amendment to Agricultural Ground Lease Agreement (Aviation Designated Property), County Contract Number 500880, and the proposed First Amendment to Agricultural Ground Lease Agreement (Non-Aviation Designated Property), County Contract Number 500881, each with Color Spot Nurseries, Inc., a Delaware corporation, as recommended by staff." Recommended motion was approved by Mr. Ken Kalbfell and seconded by Mr. Carl Morrison and passed with the ayes of all present.

#### **FALLBROOK SPORTS ASSOCIATION, INC. PROPOSED NEW RECREATIONAL GROUND LEASE**

Lee Ann Lardy discussed, with a hand out depicting, the proposed new recreational ground lease for the real property motion item regarding the Fallbrook Sports Association, Inc. In August 1998, the County of San Diego and Fallbrook Sports Association, Inc. entered into a 20-year lease for 18.49 acres of land at Fallbrook Community Airpark, in Fallbrook, California. The current lease is scheduled to terminate on August 31, 2018 and Fallbrook Sports Association, Inc. has requested this term to be extended. The County and the Sports Association are intending to execute a new Recreational Ground Lease for the premises, to be effective November 1, 2014, based on a new term of twenty (20) year, beginning November 1, 2014 and ending October 31, 2034. The premises will remain unchanged at 18.49 acres (gross), 13.5 acres (net). Rent would be increased to the appraised fair market rent of \$2,025 per month as of November 1, 2014, subject to fixed annual increase of 3%, with renegotiation to market rent in year ten of the lease. The official recommended motion was that "Fallbrook Airpark Advisory Committee recommends the Board of Supervisors approve the proposed new Recreational Ground Lease Agreement with the Fallbrook Sports Association, Inc., a California corporation, as recommended by staff." Recommended motion was approved by Mr. Ken Kalbfell and seconded by Mr. Carl Morrison and passed with the ayes of all present.

#### **DIRECTOR'S REPORT**

Mr. Peter Drinkwater discussed requirements and ideas for the upcoming 50<sup>th</sup> Airpark Anniversary event, especially having adequate emergency personnel and first aid services available. There was group discussion with the Fallbrook Airpark Advisory Committee on what each of them had been discussing with outside groups and individuals with regards to this event. Mr. Drinkwater mentioned that all paperwork, supporting documentation and layouts for the parking, had been filed with the County for the needed support the event would require to be supplied by the local Fallbrook Union High

School. However, signage of that paperwork was going to need to be confirmed and Mr. George Watson said he would look into that.

### **AIRPORT MANAGER'S REPORT**

Mr. George Watson introduced Ms. Rachel Carter as the new assistant Airpark Manager. She will be providing support both at Fallbrook Airpark and Ramona Airport. There was discussion regarding the AirNav and frequency codes. There was a request for this item to be placed on the agenda for the next meeting for further discussion. Mr. George Watson gave the operations count for Fallbrook, which was down from the previous month. There was a discussion about the low operations and based aircraft counts for all San Diego County Airports, and it was mentioned that Fallbrook was increasing very low. There was a suggestion from Mr. Tom Wilson that perhaps attention could be brought to any and all San Diego flight instructors or schools about Fallbrook's short runway being a great runway to instruct beginning, as well as continuing students and pilots on, due to the required precision needed for landing, as well as takeoff speeds. The other incentive mentioned was that at many other airports there is a place to eat, and with Fallbrook having none, many sport pilots and those out with family or friends for fun, choose to go elsewhere with more amenities to offer.

### **PUBLIC COMMENT**

A question was brought forth by local Fallbrook pilot and resident, Don Ross, regarding the promised signage for both vehicle and aircraft movement throughout the roadways and taxiways of the airpark, and when that could be expected to be installed. He also asked about when the large map sign up near the public parking and entrance gate would be installed. Mr. Peter Drinkwater explained that there was a plan and general layout submitted for these signs to him, but that it was not to his recollection ever finalized by the board. Therefore, it was requested that it be on next meeting's agenda to be discussed, finalized, and then officially submitted and given back to Mr. Peter Drinkwater.

### **NEW BUSINESS**

There was no new business. Both Mr. Carl Morrison and Dave Duffer did pose a question about whether a letter needs to be drafted at the end of each year and sent from the FAAC to the County; and whose responsibilities it is to draft and submit it. Mr. Peter Drinkwater did acknowledge that FAAC could draft the letter and take care of that responsibility in January, after the end of the year is wrapped up. Mr. George Watson said that he has some of the past years letters, drafted by the late Mr. Bo Donovan, and would forward them on to Mr. Peter Drinkwater.

Mr. Dave Duffer mentioned the notice about "hangar usage" that had recently been sent out by the FAA to all hangar owners at Fallbrook. Mr. Peter Drinkwater explained that it was simply a communication

to make all hangar owners aware of the current regulations and rules regarding their hangar usage and if anyone had comments or questions they would be welcome to address them to the FAA.

#### **ADJOURNMENT**

Mr. Ken Kalbfell made a motion for the meeting to be adjourned at 8:40 pm. Mr. Carl Morrison seconded. Motion carried. Agenda and date were set for next meeting to be held on November 3, 2014 at the Fallbrook Library, 124 South Mission Road, Fallbrook, California 92028.